

NORTH LONG BEACH REDEVELOPMENT PROJECT AREA
FIVE-YEAR IMPLEMENTATION PLAN

October 1, 2004 - September 30, 2009

CITY OF LONG BEACH
REDEVELOPMENT AGENCY



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The mission of the Redevelopment Agency of the City of Long Beach is to improve the blighted areas of Long Beach, revitalize neighborhoods, promote economic development and the creation of jobs, provide affordable housing and encourage citizen participation.

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**North Long Beach Redevelopment Project
Five-Year Implementation Plan
October 1, 2004 – September 30, 2009**

INTRODUCTION

On July 16, 1996, the Redevelopment Agency of the City of Long Beach ("Agency") adopted the North Long Beach Redevelopment Plan ("Redevelopment Plan"). Pursuant to Health and Safety Code Section 33352(c), the Agency's Report to the City Council on the Redevelopment Plan contained an initial Implementation Plan covering the period October 1, 1996 B September 30, 2001. Health and Safety Code Section 33490(b) requires redevelopment agencies to adopt a new implementation plan once every five years. To that end, a second Implementation Plan for the period October 1, 2001 B September 30, 2006 was adopted by the Redevelopment Agency on September 24, 2001.

Between the second and third year after adoption of the Implementation Plan, the Agency is required to hold a public hearing on the Implementation Plan. A redevelopment agency may make amendments to the plan at this time or at other times if required. The Agency held a public hearing to review the Implementation Plan for the North Long Beach Redevelopment Project Area ("Project Area") on October 11, 1999. No amendments were made to the Implementation Plan at that time. The Agency planned to hold a public hearing to review the second Implementation Plan between October 1, 2003 and September 30, 2004.

In order to have the Implementation Plan for the North Long Beach Redevelopment Project be consistent with the same time period covered as the Agency's other Implementation Plans, this third Implementation Plan for the North Long Beach Redevelopment Project will be presented to the Redevelopment Agency for adoption prior to September 30, 2004. A public hearing to review the second Implementation Plan will be held at the same time the third Implementation Plan is considered.

Pursuant to Health and Safety Code this Implementation Plan contains (1) the specific goals and objectives of the Agency for the North Long Beach Redevelopment Project Area, (2) the specific programs, including potential projects, and estimated expenditures to be made during the next five years, (3) a discussion of how these programs will implement the Agency's low- and moderate-income housing obligations, and (4) an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area.

This Implementation Plan is a policy statement rather than a specific course of action; it does not identify specific project locations. It has been prepared to set priorities for redevelopment activities within the Project Area over a five year period and incorporates a program of activities to accomplish essential, near-term revitalization efforts for the Project Area. However, new issues and opportunities may be encountered during the course of administering the Redevelopment Plan for the Project Area during the five-year period. Therefore, this Implementation Plan may not always precisely identify a proposed activity or expenditure. If the Implementation Plan includes a project that will result in the elimination of low- or moderate--income housing, the Implementation Plan shall identify proposed locations suitable for the replacement dwelling units.

This Implementation Plan is composed of three major components, a redevelopment component, an inclusionary housing component (Attachment No. 5) and a housing expenditure component (Attachment No. 6). The redevelopment component: (1) revisits the goals and

objectives of the Redevelopment Plan; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the programs, including potential expenditures that are proposed as a means to attain the Plan's goals and objectives; and (4) describes how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area. The inclusionary housing component addresses statutory requirements for the production of affordable housing. The housing expenditure component shows how the Agency's goals and objectives for housing will be implemented and how the statutory requirements for the set aside and expenditure of tax increment for housing purposes will be met.

BACKGROUND

Project Area Setting

The Project Area consists of 10 non-contiguous areas referred to as parcels 1 through 10 totaling approximately 7,540 acres of land and 4,967 acres of harbor waterfront property within the Port of Long Beach for a total size of 12,507 acres (Attachment No. 1 - Project Area Map).

The majority of land in the Project Area is located within Parcel 1. Parcel 1 is located north of the San Diego Freeway (I-405) and is bordered by the cities of Compton and Paramount to the north, the City of Lakewood to the east, and the City of Carson to the west. Parcel 1 is primarily residential in character, but is intersected with several major commercial and industrial corridors: Atlantic Boulevard, Long Beach Boulevard, Cherry Avenue, Paramount Boulevard, Del Amo Boulevard, Market Street, South Street and Artesia Boulevard. For the most part, the residential areas are composed of relatively sound single-family neighborhoods with pockets of overcrowded and deteriorating structures. In contrast, the commercial properties along these corridors consist of aging strip commercial buildings characterized by physical deterioration, substandard design and a lack of adequate parking.

The second largest area within the Project Area is Parcel 5 and contains the Port of Long Beach. The remaining eight Parcels totaling 444 acres are areas of deteriorated and underutilized commercial and industrial properties, or vacant sites that suffer from contamination due to past oil production activities. The only exception is Parcel 8, a four-block residential area that is deteriorated and impacted by crime.

Physical Conditions

In North Long Beach, the desire for redevelopment originated in the community. For many years, property owners, business tenants, and residents have been concerned about the deteriorating physical and economic conditions along the commercial corridors that extend throughout the area and the negative impact these conditions have had on the surrounding residential areas.

While the push for redevelopment was borne from the concerns of the neighborhood, it has evolved into an effort not only to help alleviate blighting influences within the community, but also to show strong long-term public support for the revitalization of the economic health of the Project Area. As part of the redevelopment of this area, the Agency proposes to assist in the revitalization of commercial, industrial, and residential uses throughout the Project Area. As part of these efforts, the Agency will assist in improving the commercial corridors in North Long

Beach though rehabilitation and modernization to retain existing and attract new businesses, address lack of adequate public parking, address the lack of adequate public facilities, address the lack of open/green space, construct public improvements, and assist in hazardous waste remediation and facility modernization.

The Agency will facilitate the redevelopment and development of underutilized sites for contemporary commercial/industrial/residential use, as well as work with existing businesses to rehabilitate and/or modernize their operations. Throughout the Project Area, the Agency will work to upgrade and improve the housing stock and encourage home ownership, as well as provide affordable housing.

Project Financing

Several financial constraints combine to limit the ability of the Agency to implement the Redevelopment Plan over the next five years. These constraints are primarily the result of the newness of the Project Area and the fact that its main financial resource, tax increment revenues, will not be sufficient to remove all of the existing blighting conditions over the next five years.

The Agency has identified various methods for financing redevelopment activity within the Project Area in addition to using tax increment revenues. These other methods include: (1) tax allocation bonds; (2) loans, grants and contributions from local entities, state or federal government programs; (3) advances from developers; (4) public/private partnerships; and (5) leveraging of tax increment revenues.

The Agency will continue to consider other financing sources such as those discussed above to finance redevelopment activities. However, the Agency will rely upon tax increment revenues as the primary means of resolving the Project Area's various problems.

PROJECT AREA BLIGHTING CONDITIONS

General

There are numerous physical and economic blighting conditions that are prevalent throughout the Project Area. Due to the large size of the Project Area and its diversity of land use, the physical and economic blighting conditions that impact the Project Area vary greatly depending on the area. Therefore, distinct approaches and methodology will be necessary to address the blighting conditions within the different sub areas of the Project Area.

At the time of the adoption of the Redevelopment Plan, a survey of existing physical conditions (and to a lesser degree economic conditions) was performed to evaluate the severity of blight within the Project Area. The survey included commercial and industrial areas and selected residential areas.

In the residential areas, economic blighting conditions were most prevalent. This factor has contributed to the lack of home ownership and the decline of the adjoining commercial corridors. To assess the impact of the deteriorated commercial corridors on the residential areas, indicators of economic health and stability such as assessed value, overcrowding and home

ownership were compared to the "Eastside" of Long Beach. The Eastside has a similar residential building stock and although some of the commercial areas serving the Eastside have experienced a decline, the Eastside's commercial areas are not impacting the residential neighborhoods in the same way as in North Long Beach.

Other secondary data sources used to supplement the data mentioned above include City records, economic studies, the United States Census, Los Angeles County Assessor records, and interviews with realtors and leasing agents.

Physical Blighting Conditions

Prior to adoption of the North Long Beach Redevelopment Project Area several physical blighting conditions were noted, including the following:

- C Deterioration and dilapidation were noted in 66 percent of the 8,678 buildings that were surveyed. Of this, 24 percent were in need of moderate to extensive rehabilitation.
- C Characteristics of defective design affected 979 buildings or 11 percent of the buildings surveyed in the Project Area. Characteristics of defective design included inadequate pedestrian and vehicular access, substandard exterior building material, faulty additions, inadequate setbacks and deficient lighting/ventilation.
- C Faulty or inadequate utilities, which include exposed wiring, substandard exterior plumbing, and excessive concentration of utilities, were observed in 1,068 structures or 11 percent of all the structures surveyed.

Characteristics of substandard design were associated with commercial and industrial properties throughout the Project Area. Conditions of substandard design surveyed in portions of the Project Area included inadequate loading area, outdoor storage or production, excessive lot coverage, or obsolescence affecting 24 percent of commercial uses and 53 percent of industrial uses.

- C Many older commercial structures located within the Project Area suffer from inadequate parking. Of 965 commercial parcels in the Project Area, only 16 percent had adequate parking per current zoning standards.
- C The incompatibility of residential uses adjacent to industrial and commercial corridors has negatively impacted parts of the Project Area due to deteriorated buildings, marginal uses, and crime that is associated with commercial uses. These impacts are evident by lower home ownership, lower median home values and rents, and higher instances of residential overcrowding in comparison to the Eastside.
- C When the Project Area was adopted, it was estimated that a total of 4,788 parcels (28 percent of all parcels) were of inadequate size and under multiple ownership. Of this total, approximately 4,265 were estimated to be residential parcels, 392 were estimated to be commercial parcels, and 131 were estimated to be industrial parcels.

Most of the physical blighting conditions noted above remain and still need to be addressed.

Economic Blighting Conditions

Prior to adoption of the North Long Beach Redevelopment Project Area several economic blighting conditions were noted, including the following:

- C The use of contaminated parcels is limited or not permitted unless the hazardous materials are remediated. At the time the Project was adopted there were 451 businesses, including 333 underground storage tanks, in the Project Area that contained hazardous materials on-site. Of the 333 underground storage tanks, 123 had some level of contamination.
- C High business vacancies can be detrimental to the local economy. At the time of adoption of the Project Area, nearly 15 percent of the 1,165 commercial tenant spaces surveyed in the Project Area were vacant.
- C Interviews with real estate brokerage firms indicate that the monthly lease rates in the Project Area are considerably lower than competitive areas on the Eastside. Low lease rates can be attributed to low demand in the current market and the perception of the amount of crime in the area.

Residential overcrowding occurs when persons inhabit residential units with an inadequate number of bedrooms or living spaces. Residential overcrowding occurs throughout the Project Area.

- C An excess of bars, liquors stores, and other uses that cater exclusively to adults can cause problems of public safety and welfare for residents and businesses. There are several uses located within the North Long Beach Project Area that are adult entertainment oriented.
- C At the time the Project Area was adopted, one-fourth of all the crimes that occurred in the City of Long Beach took place in the North Long Beach Redevelopment Project Area. This is of particular concern when considering that only 15 percent of the total population of the City of Long Beach lives in the Project Area. Compared with other areas of the City the level of crime in the Project Area has been substantially reduced over the last five years; however, much work remains.
- C The Project Area contains deficiencies in the public infrastructure system that contribute to the stagnation of the area-s development and, more specifically, limit the reuse of the existing commercial corridors. The public improvement deficiencies include: storm drains, overhead utilities, parking, streetscape, and other infrastructure deficiencies. The combination of these deficiencies and physical and economic blighting characteristics exceeds what can be expected to be remedied by the private sector acting alone.

Most of the economic blighting conditions noted above remain and still need to be addressed.

IMPLEMENTATION GOALS AND OBJECTIVES

Over the next five years, the goals and objectives for the redevelopment of the Project Area will focus on the following goals. Linkage of each goal with conditions of blight within the Project Area is demonstrated in the matrix attached and labeled Attachment No. 2 - Goals and Objectives Linkage to Blight.

Goal Number 1

The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, removal or remediation of buildings in which it is unsafe or unhealthy for persons to live or work, reconciliation of incompatible and uneconomic land uses and the consolidation of small and irregular lots.

Goal Number 2

The assembly of land into parcels suitable for modern integrated development with improved pedestrian and vehicular circulation in the Project Area.

Goal Number 3

The re-planning, redesign and redevelopment of portions of the Project Area to enhance the image of the Project Area, to create a sense of identity, and to address areas which are stagnant or improperly utilized.

Goal Number 4

The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new residential, commercial and industrial expansion, employment and social and economic growth.

Goal Number 5

The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements that provide unity and integrity to the entire Project.

Goal Number 6

The improvement of the community's supply of housing, particularly affordable housing available to low- and moderate-income persons and families with an emphasis on home ownership.

PROPOSED AGENCY PROGRAMS AND POTENTIAL PROJECTS

In the beginning years of a redevelopment program, an agency expects to receive very little tax increment revenue since it typically takes years to develop the tax base from which tax increment revenues are generated. The Agency collected its first fiscal year allocation of tax increment revenues from the Project Area in 1998-1999.

Table No. 1 - North Long Beach Redevelopment Project Area
Tax Increment Revenues

Fiscal Year	Actual	Projected
October 1, 1996 - September 30, 1997	\$0	
October 1, 1997 - September 30, 1998	(\$30,470)	
October 1, 1998 - September 30, 1999	\$1,083,573	
October 1, 1999 - September 30, 2000	\$7,067,028	
October 1, 2000 - September 30, 2001	\$7,826,674	
October 1, 2001 - September 30, 2002	\$10,253,285	
October 1, 2002 - September 30, 2003	\$13,303,256	
October 1, 2003 - September 30, 2004		\$20,357,000
October 1, 2004 - September 30, 2005		\$21,827,000
October 1, 2005 - September 30, 2006		\$22,263,540
October 1, 2006 - September 30, 2007		\$22,708,820
October 1, 2007 - September 30, 2008		\$23,162,995
October 1, 2008 - September 30, 2009		\$23,626,255

The projects and programs described below are, by necessity, broad in nature. Specific planning activities and projects will be developed by the Agency, generally in connection with adoption of the Project Area's annual budget approvals, and may result in the need to amend this Implementation Plan.

Attachment No. 3 - Proposed Programs Linkage to Blight is a matrix that summarizes the linkage of proposed programs and potential projects with conditions of blight within the Project Area. It is the Agency's intent to implement proposed programs and projects which will attain the Goals and Objectives of the Project Area and which will address or remove the conditions of blight noted above. Depending upon the specific projects undertaken under the programs proposed below, one or more of the conditions of blight noted on Attachment No. 3 would be addressed.

A projection of future tax increment revenue generated within the Project Area during the five-year period addressed by this Implementation Plan estimates that the Agency will have approximately \$113.6 million in available tax increment revenues. Leveraging of these revenues through the issuance of bonded indebtedness will result in approximately \$185.6 million to fund various projects and programs. Of the available \$185.6 million, approximately \$84.8 million will be used to implement programs and projects of the Agency, approximately \$45.2 million will be earmarked for debt service of proposed bonded indebtedness, approximately \$22.7 million will be set aside for low- and moderate-income housing programs, approximately \$22.7 million will fund statutory tax increment "pass-through" requirements, approximately \$7.5 million will be used to fund administrative and operating expenses, and approximately \$2.7 million will be used to pay Los Angeles County tax collection charges.

SOURCE OF FUNDS:	
Tax Increment	\$113,588,610
Bond Proceeds	<u>72,000,000</u>
Total Source of Funds	\$185,588,610
USE OF FUNDS:	
Statutory Pass-Through	\$ 22,717,722
Housing Set-Aside	22,717,722
County Tax Collection Charges	2,657,973
Bond Debt Service	45,225,000
Administrative and Operating Costs	7,500,000
Projects and Programs	<u>84,770,193</u>
Total Use of Funds	\$185,588,610

The \$22.7 million set aside for housing programs will be combined with other available housing funds to fund affordable housing program activities throughout the Project Area. Attachment No. 6 - Affordable Housing Expenditure Plan provides detailed program descriptions and proposed expenditures for housing programs.

Open Space and Public Improvements Program

The Open Space and Public Improvements Program is designed to implement projects to improve the Project Area's infrastructure and public services. These projects may include (1) the creation of parks and pocket parks; (2) street and streetscape improvements, including sidewalks, curbs and gutters; (3) repair and under grounding of utilities; (4) construction or rehabilitation and upgrading of Police, Fire, Park, Library, Public Health, educational and/or other public facilities buildings; (5) alley paving projects; and (6) the provision of public parking improvements.

Blighting Conditions Addressed: This Program will address deficiencies in the Project Area's infrastructure and public service facilities which will increase the desirability for private sector investment. In the North Long Beach Project Area there currently exists a shortfall between current demand for open space and public improvements and the level of service provided. As public improvements are made, the shortfall or gap between adequate levels of service and current levels will be reduced.

Commercial Consolidation and Revitalization Program

The Commercial Consolidation and Revitalization Program is designed to encourage the restoration, modernization, and improvement of commercial facilities in order to enhance the attractiveness and visibility of existing and/or new shopping areas. Projects may include (1) development strategies, encouraging the clustering of commercial activities around identified commercial nodes; (2) advice to the City's Planning and Building Department regarding appropriate zoning for major corridors; (3) acquisition and assembly of properties within nodes and corridors for development consistent with the uses specified within the North Long Beach Strategic Guide for Redevelopment; (5) the development of architectural design guidelines; and (6) the completion of other related land use studies.

Blighting Conditions Addressed: This Program will address the elimination of blighting conditions resulting from defective design, substandard design, deterioration, and dilapidation of commercial structures. Commercial revitalization impacts both physical deterioration, such as the need for exterior paint or the need to acquire and combine parcels, and economic conditions such as unemployment. A more successful commercial area will naturally generate employment opportunities. The specific blighting conditions impacted will be dependent upon opportunities presented and the public and private participation in the various components of the Program. This Program will address functional and economic obsolescence, the need to optimize the use of vacant or underutilized parcels, and to correct conditions such as defective design through monetary support of private improvement efforts.

Parking Improvement Program

Based on an inadequate distribution of parking in the Project Area, the Agency proposes to participate in a program working with private businesses for the renovation and provision of additional parking spaces within the Project Area.

Blighting Conditions Addressed: This Program will address the lack of adequate parking, especially along commercial corridors. Adequate and accessible parking can contribute to the retention and attraction of businesses within the Project Area.

Economic Development Program

The Agency is proposing the implementation of an Economic Development Program that will focus on the retention of existing businesses in the Project Area and the attraction of new businesses. The Agency intends to encourage developers or property owners to develop sites in the Project Area by participating in the development of these sites. The Agency's participation could be in the form of assistance in land write down, land assembly, relocation payments, or offsite improvements. The Agency's intent is to provide funds to meet the financial gap of a project as a means to engender such development.

Blighting Conditions Addressed: This program will address the high rates of business failure and turnover. Business failure and high turnover leads to high vacancy rates that negatively impact adjacent areas. New investments and economic opportunities will be encouraged through a combination of general improvements in the area's appearance and business assistance programs, including rebates and loans for new and existing businesses.

Neighborhood Enhancement Program

An ongoing program implemented in conjunction with the City's Neighborhood Services Bureau, the Neighborhood Enhancement Program includes: (1) rebates and loans for improvement of existing deteriorated residential properties, (2) a security component, (3) graffiti removal and prevention, (4) the identification of Neighborhood Enhancement Areas, (5) emphasis on improving owner occupied housing, (6) the issuance of Certificates of Conformance, and (7) other related efforts.

Blighting Conditions Addressed: The Neighborhood Enhancement Program will address physical blight such as deterioration, dilapidation and deferred maintenance. Additionally, new investments and home ownership opportunities will be encouraged through a general improvement in the area's appearance and first-time home buyer programs.

Affordable Housing Program

The Affordable Housing Program is designed to improve and preserve the supply of affordable housing for low- and moderate-income households. Please refer to Attachment No. 6 - Affordable Housing Expenditure Plan for detailed program descriptions and proposed expenditures. In addition, expenditure of housing set-aside funds is governed by the terms set forth in Redevelopment Agency Resolution No. R.A. 13-96, adopted on July 2, 1996, which states, in part, that "the Agency will assure that expenditures for low- and moderate-income housing in the Project will not be less than the amount contributed to the housing fund from the Project." Further, the Resolution states, "(t)he Agency will work with the Housing Development Company and the City to establish a funding preference within the Project Area for the rehabilitation of the existing housing stock and for developments which include home ownership."

Blighting Conditions-Addressed: This Program will address both the North Long Beach and the City-wide need for affordable housing, and as such is not necessarily tied to the elimination of specific blighting conditions in the Project Area. However, general blighting conditions such as housing in inappropriate locations and overcrowding will be addressed.

Hazardous Materials Remediation Program

The Hazardous Materials Remediation Program is designed to provide funding for the costs of remediation sites that have been identified as being contaminated with hazardous materials.

Blighting Conditions Addressed: This Program will address the need to remediate sites contaminated with hazardous materials. Hazardous materials contamination can impede development and proper reuse of impacted sites.

INCLUSIONARY HOUSING COMPLIANCE PLAN REQUIREMENT

An Inclusionary Housing Compliance Plan (the "Housing Compliance Plan") has been prepared pursuant to Section 33413(b)(4) of the California Health and Safety Code. Section 33413(b)(4) requires all redevelopment agencies to adopt a Housing Compliance Plan to meet the inclusionary housing requirements of Sections 33413(b), and that the Housing Compliance Plan be part of the Five Year Implementation Plan required by Section 33490. The Housing Compliance Plan prepared pursuant to Section 33413 (b) (4) is attached hereto as Attachment No. 5.

AFFORDABLE HOUSING PROGRAM EXPENDITURE PLAN REQUIREMENT

Section 33490(a)(2)(A) of the California Health and Safety Code requires that part of the 5-year Implementation Plan address Sections 33334.2, 33334.4 and 33334.6, and the Agency's Low and Moderate Income Housing Fund. Generally, the Agency transfers all of the 20% set-aside funds from each redevelopment project area into the City's Housing Development Fund. This money is used by the nonprofit Long Beach Housing Development Company to assist in the production of affordable housing as required by California Health and Safety Code. The Affordable Housing Program is administered by the Long Beach Housing Development Company. An Affordable Housing Program Expenditure Plan prepared pursuant to Section 33490 (a) (2) (A) is attached hereto as Attachment No.6.

North Long Beach Redevelopment Project Area
Five-Year Implementation Plan
Attachment No. 1 B Project Area Map

**NORTH LONG BEACH
REDEVELOPMENT PROJECT AREA**



**North Long Beach Redevelopment Project Area
Five-Year Implementation Plan
Attachment No. 2 B Goals and Objectives Linkage to Blight**

Blighting Condition	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6
Deterioration and Dilapidation	X	X	X	X	X	X
Property Maintenance Problems	X	X	X		X	X
Defective Design and Character	X	X	X		X	X
Age and Obsolescence	X	X	X		X	X
Shifting Use	X	X	X	X	X	X
Mixed Character	X	X	X			
Faulty Arrangement and Spacing	X	X	X	X	X	X
Vacancies	X	X	X	X	X	X
Irregular Parcels	X	X	X			
Ownership Patterns	X	X	X	X	X	X
Public Improvements & Utilities	X	X	X	X	X	
Sidewalks, Curbs and Gutters	X	X	X	X	X	
Storm Drain, Streets and Alleys	X	X	X	X		
Traffic, Circulation and Parking	X	X	X		X	
Overhead Utilities	X	X	X	X		
Sewer System Deficiencies	X	X	X			
Rapid Population Growth	X		X	X		X
Lower Median Income	X			X		X
Housing Growth and Affordability	X					X
Unemployment Rates	X	X		X		
Inadequate Open Space	X	X	X		X	X
Crime Rates	X					
Impaired Investments	X	X	X	X	X	X

**North Long Beach Redevelopment Project Area
Five Year Implementation Plan
Attachment No. 3 B Proposed Programs Linkage to Blight**

Blighting Condition	Open Space & Public Improvements Program	Commercial Consolidation & Revitalization Program	Parking Improvement Program	Economic Development Program	Neighborhood Enhancement Program	Affordable Housing Program	Hazardous Materials Program
Deterioration and Dilapidation	X	X		X	X	X	X
Property Maintenance Problems	X	X			X	X	X
Defective Design and Character	X	X				X	X
Age and Obsolescence	X	X				X	X
Shifting Use	X	X	X	X			X
Mixed Character	X	X	X	X		X	
Faulty Arrangement and Spacing	X	X	X			X	
Vacancies	X	X	X	X		X	X
Irregular Parcels	X	X					
Ownership Patterns		X	X	X			
Public Improvements & Utilities	X				X		
Sidewalks, Curbs and Gutters	X				X		
Storm Drain, Streets and Alleys	X				X		
Traffic, Circulation and Parking	X		X				
Overhead Utilities	X				X		
Sewer System Deficiencies	X						
Rapid Population Growth						X	
Lower Median Income		X		X	X	X	
Housing Growth and Affordability						X	
Unemployment Rates	X	X	X	X			
Inadequate Open Space	X					X	X
Crime Rates		X		X		X	
Impaired Investments		X	X	X	X	X	

**North Long Beach Redevelopment Project Area
Five-Year Implementation Plan
Attachment No. 4 B Estimated Program Expenditures***

Projected Fiscal Year Funding	Open Space & Public Improvements Program	Commercial Consolidation & Revitalization Program	Parking Improvement Program	Economic Development Program	Neighborhood Enhancement Program	Affordable Housing Program	Hazardous Materials Program	Total Projected Annual Funding
Oct. 1, 2004 B Sept. 30, 2005	\$10,000,000	\$4,000,000	\$2,500,000	\$500,000	\$800,000	\$4,363,000	\$60,000	\$22,223,000
Oct. 1, 2005 B Sept. 30, 2006	\$10,000,000	\$4,000,000	\$2,500,000	\$500,000	\$800,000	\$4,453,000	\$60,000	\$22,313,000
Oct. 1, 2006 B Sept. 30, 2007	\$10,000,000	\$4,000,000	\$1,000,000	\$500,000	\$800,000	\$4,542,000	\$60,000	\$20,902,000
Oct. 1, 2007 B Sept. 30, 2008	\$10,000,000	\$4,000,000	\$1,000,000	\$500,000	\$800,000	\$4,632,000	\$60,000	\$20,992,000
Oct. 1, 2008 B Sept. 30, 2009	\$10,000,000	\$4,000,000	\$1,000,000	\$500,000	\$800,000	\$4,725,000	\$60,000	\$21,085,000
Totals	\$50,000,000	\$20,000,000	\$8,000,000	\$2,500,000	\$4,000,000	\$22,700,000	\$300,000	\$107,515,000

*Tax increment funds and other funding sources will be utilized to accomplish projects and goals.

Other potential funding sources for projects may include the following:

- C EDA Grant Funds
- C EPA Grants
- C Port of Long Beach Funds
- C HUD Section 108 Funds
- C Developer Advances
- C CDBG Funds
- C HOME Program Funds
- C Bond Proceeds
- C City Advances